

Hamiltonban Township Planning Commission

23 Carrolls Tract Road, Fairfield, PA 17320

Regular Meeting Minutes

December 29, 2009

Planning Commission Members Present: Chairman Pamela Wiehagen, Vice Chairman Stephen Jacobs, Secretary Doreen Premo, William Shriner and Rusty Ryan.

Board of Supervisors Present: Mr. Robert Gordon (Chairman), and Mr. Harry Rood.

Staff/Others Present: None.

Public Present: Mr. Christopher Toms representing the Fairfield Municipal Authority Land Development Upgrades Plan, Mr. Patrick Murray, Mr. Daniel Sanders, and Mr. J. Edward Deardorff and Mrs. Tammy Deardorff, each representing their own plans.

At 7:30 PM Chairman Wiehagen called the meeting to order.

Public Comment: None.

Agenda Approval: Chairman Wiehagen asked for any additions or corrections. We decided to move the Township Facilities Plan after the Fairfield Municipal Authority Plan. She then asked for a motion to approve the agenda. Mr. Rusty Ryan so motioned, and Chairman Wiehagen seconded. The motion carried unanimously.

Approval of Minutes: Chairman Wiehagen asked for additions or corrections to the minutes from November 24, 2009. The chairman pointed out two corrections to the minutes on page 2, and then called for a motion to approve the minutes with the corrections. Vice-chairman Steve Jacobs motioned to accept the minutes, and Mr. Ryan seconded. The motion carried unanimously.

Public Comment: None.

Plans:

a. Old Plans

Patrick & Tracy Murray Subdivision Plan

Mr. Murray was told that his engineer, Mr. Sharrah, should submit a corrected plan to the PC for review. The PC Secretary sent Mr. Sharrah an e-mail Dec. 17 detailing the deficiencies of the current version of the plan. County comments (ACOPD) arrived last month that need to be addressed by Mr. Sharrah, as well as other issues such as the driveway not being shown as connecting to a house. As the 62 days allotted for review will end two days before the January PC meeting, Mr. Murray hand-carried a request for a 60-day extension to the Planning Commission. Therefore, **Chairman Wiehagen asked for a motion to recommend the Board of Supervisors grant the 60-day extension to this plan. Mr. Bill Shriner so motioned, and Vice-chairman Steve Jacobs seconded. The motion carried unanimously.**

Dan Sanders Land Development Plan

There was discussion on whether the plan needs a stormwater management plan, but he should incorporate some sort of drainage plan. Also, there was discussion on the necessity of a written E&S plan. Mr. Ryan stated that as the area of disturbance is under 5000 sq. ft., no such plan is required. Mr. Sanders said he will have on-site well and septic. There was discussion on the existing right-of-way infringing on other properties in Carroll Valley. He said when he bought the property that the deed was legally recorded with the county as is, and the Township approved the situation of the property the last time he appeared (Feb. 2007 - ZHB). Mr. Sanders should have his engineer, Mr. Riley Redding address the necessary changes and additions to the plan. Mr. Sanders turned in a request for his plan to be considered a Preliminary/Final Plan. We should be able to recommend final approval subject to County comments (ACOPD) and DEP approval. **Chairman Wiehagen asked for a motion to recommend approval of Mr. Sanders' plan as a Preliminary/Final Plan. Mr. Ryan so motioned, and Vice-chairman Jacobs seconded. The motion was carried unanimously.** Mr. Sanders was advised that his plan is now on the clock.

Fairfield Municipal Authority Expansion (Upgrade) Land Development Plan

Mr. Christopher Toms related to the Commission that Mr. Wilbur Slothour, the Township Zoning Officer, advised the Township in a letter that the Conditional Hearing would not be required for this plan. The Municipal Authority is asking for Preliminary/Final status. **Chairman Wiehagen asked if there is a motion to recommend the Board of Supervisors grant Preliminary/Final status to the Fairfield Municipal Authority Land Development Plan. Vice-chairman Steve Jacobs so motioned, and Mr. Ryan seconded. The motion carried unanimously.**

Mr. Toms listed all the reports and approvals that have been completed so far: DEP permit, Conservation District approval, County Planning review, Township approval, and the game commission letter has been resubmitted. He said the Fire Company has received the plan, and he will write a letter to the Chief as a follow-up. He said they may need to get approval at the next meeting for the amount of land disturbance as there are conflicts within the Township Ordinances. He hand-carried several

documents to the Commission that will be distributed to members before the next meeting. Mr. Toms mentioned that since Empire Homes researched the floodplain issues for this area as their subdivision was on some of this land, then FMA could use their findings. Mr. Ryan stated that there would still need to be some adherence to the floodplain management ordinance as the plant sits in a floodplain. As there is no new impervious surface going in, Bill Kick (of Martin & Martin) has no problem with the waiver. The only waiver M & M had issue with was the ACCD one. Mr. Toms believes that all issues from Martin & Martin have been met. **Chairman Wiehagen asked if there was a motion to grant approval to the applicants request for waiver of stormwater management as suggested by our engineer. Vice-chairman Steve Jacobs so motioned, and Mr. Ryan seconded. The motion carried unanimously.**

The plan still needs E & S approval, Fire Company approval, floodplain approval, and county comments (ACOPD) that have 30 days before being due. We then discussed whether we want to pass the plan on to the BOS at this point, or wait until all reports are available to the PC. We can recommend approval with conditions, but we still need the county planning comments first. Mr. Toms will therefore return next month.

Township Facilities Plan

The requirements are completed for this plan. Therefore, **Chairman Wiehagen motioned to recommend the Supervisors grant Final Approval to the Township Facilities Land Development Plan. Mr. Bill Shriner seconded, and the motion passed unanimously.** Chairman Wiehagen and Secretary Premo will sign the Mylar after the meeting.

b. New Plans:

J. Edward Deardorff Plan – Sketch Plan

Mr. Deardorff presented his sketch plan this evening. He wants to subdivide two 2 acre lots off his farm on Carrolls Tract Road. He stated he will put restrictions on the houses so that it will be a model neighborhood. There will be no shared driveway, and both lots will have the proper road frontage. He was advised that this completes the allowable 5 lots in 5 years regulation of the SALDO before he needs to submit a master plan to the Township. He asked if this would apply if he developed a previously existing lot belonging to his brother next to the Diehl's horse pasture. We told him that he would be able to finish developing this lot without invoking the master plan if the lot was already recorded as a separate lot. He said he had wanted to develop the area in front of his home, but the land would not support perc tests without the addition of conditioned soil – this area couldn't even support an ABS system. Mr. Deardorff said he would probably not be ready to return to the Planning

Commission before February or perhaps March. He will be using Rex Benchoff to do his plans.

Township Engineer/Planner's Report: Mr. Tim Cormany from M&M was not present at the meeting.

Old Business: Secretary Premo stated that the new subdivision application should be ready for review by the Planning Commission next month.

New Business: Secretary Premo noted that this was Chairman Wiehagen's last meeting on the Planning Commission. She mentioned that the Board had presented Chairman Wiehagen with a Certificate of Appreciation for her years of service to the Township, and on behalf of the Commission, we appreciate everything she has done for the Township.

Public Comment: None.

Adjourn: The meeting was adjourned at 9:00 PM upon motion by Chairman Pamela Wiehagen, seconded by Vice Chairman Stephen Jacobs, and unanimously approved.

Township Meetings: The following January meetings will be held at the Township Office at 23 Carrolls Tract Rd. at the local prevailing time of 7:30 PM **until changed** at the BOS meeting on Jan. 4, 2010 to 7 PM

These are all Reorganization Meetings.

- a. Board of Supervisors Meeting – January 4, 2010.
- b. Planning Commission Meeting – January 26, 2010.
- c. Recreation and Parks Meeting – January 13, 2010.

Doreen C. Premo, Planning Commission Secretary